

\$529,000 - 45 Iroquois Chemin, Saint-Basile

MLS® #NB119631

\$529,000

0 Bedroom, 0.00 Bathroom, 8,000 sqft

Other on 1.65 Acres

N/A, Saint-Basile, New Brunswick

Prime Storage Facility for Sale Minutes from Edmundston & the Trans Canada Highway. Strategically located just minutes from Edmundston and the TCH, this well-maintained storage facility offers a highly convenient and accessible location for both local residents and travelers. With ample on-site parking and two expansive buildings, this property is an excellent opportunity for investors or business owners looking to expand their storage portfolio. This property offers a convenient Location with close proximity to major roads that ensures high visibility and easy access with generous parking areas for customers and tenants. With a total of 68 Storage Units across two buildings, including an office space, these are well-constructed Buildings with concrete floors, wood framing, and durable exterior materials for long-term performance. Building One has an efficient Design with Upper-Level Storage and has ~3,140 sqf with 32 storage units. Building Two has a larger footprint with Office Space with ~4,860 sqf with 36 storage units. Whether youre looking to run an established storage operation or expand with additional income-generating space, this facility offers solid construction, a flexible unit mix, and a prime location to serve a growing market. Dont miss out on this high-potential investment opportunity. Contact today for more information or to schedule a private viewing. (id:6289)



Essential Information

Listing #	NB119631
Price	\$529,000
Bathrooms	0.00
Square Footage	8,000
Acres	1.65
Type	Other
Sub-Type	Freehold

Community Information

Address	45 Iroquois Chemin
Subdivision	N/A
City	Saint-Basile
Province	New Brunswick
Postal Code	E7C1X4

Amenities

Amenities	Recreation Nearby
Features	Level lot, Corner Site, Visual exposure, Other

Interior

Heating	Electric Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Vinyl
Exterior Features	Landscaped

Listing Details

Listing Office	EXIT Realty Elite
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